

840 Morton Ave

Richmond, CA 94806 - ±3.19 acre industrial land for sale - \$3,000,000

**RED
OAK**
REALTY



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PROPERTY OVERVIEW



840 Morton Ave is bounded by the Union Pacific Railroad to the west, with the Point Pinole Regional Park open space and San Pablo Bay beyond. A residential community, Parchester Village, is located across Morton Avenue which bounds the Site to the north. The Site is bounded on the east and south by light industrial properties including Golden State Lumber's 70,000sf distribution center, and Bypass 93 Industrial Center, a multi-tenant 168,000sf distribution center.

There is currently a 5,513sf warehouse on the property, fully sprinklered, with 200 amp, 440v, 3-phase electrical service.

Price:	\$3,000,000
Lot Size SqFt:	138,956 (per public records)
APN:	408-060-009-3

Zoning:	IL
Bldg. Size SqFt:	5,513 (per public records)
Existing Power:	200A, 440V, 3Ø

PROPERTY PHOTOS



PROPERTY PHOTOS



Collins
Commerce
Center,
83,000sf

Mahoney
Environmental

LogistiCenter,
98,000sf

Bypass 93
Industrial
Center,
168,000sf

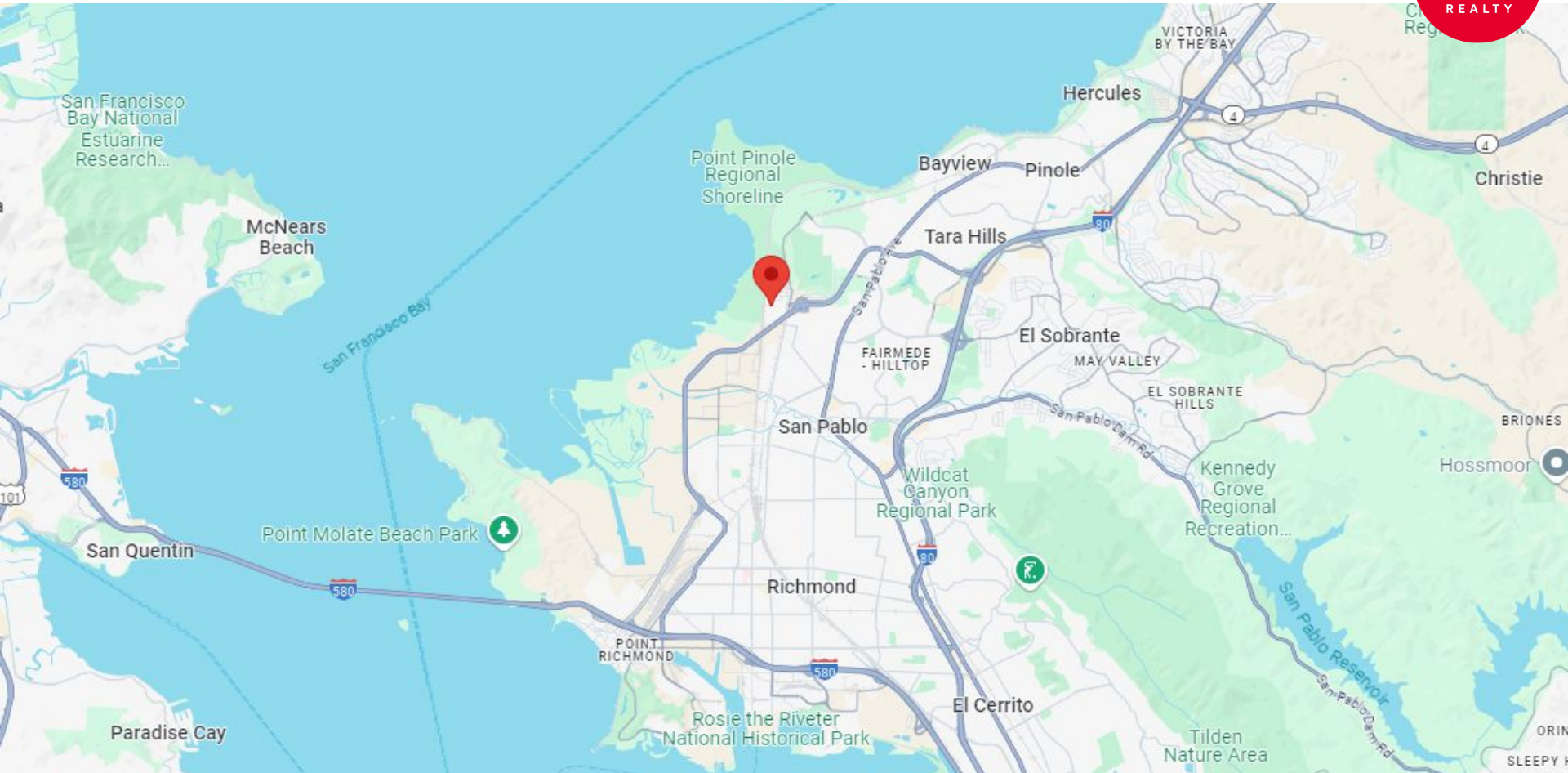
Budget Self
Storage

Golden State
Lumber,
70,000sf

BUILDING PHOTOS



REGIONAL MAP



RICHMOND ZONING SUMMARY - IL



IL Industrial, Light. This district is intended to accommodate a diverse range of light industrial uses, including general service, research and development, warehousing, and service commercial uses. It includes industrial complexes, flex space, and industrial buildings for single or multiple users, warehouses, mini-storage, wholesale, commercial recreation, and other related uses. This district permits a higher development intensity than the ILL district. Small-scale retail and ancillary office uses are also permitted.

Zoning code and development standards link:

https://library.municode.com/ca/richmond/codes/code_of_ordinances?nodeId=ARTXVZOSU_CH15.04_ZOSURE_SERIES_200BAZODIRE_ART15.04.204INDI

DEVELOPMENT STANDARDS - RICHMOND - IL



<i>District</i>	<i>ILL</i>	<i>IB</i>	<i>IL</i>	<i>IG</i>	<i>IW</i>	<i>Additional Regulations</i>
Building Form and Location						
Maximum Height (ft.)	25; up to 55 feet with approval of a CUP	55	55	55	100	(A); (C); See § 15.04.601.050 Exceptions to Height Limits
Minimum Setbacks (ft.) (B)						
<i>Front</i>	20	15	0	10 from local streets; 25 from Collector streets		See § 15.04.601.020 Building Projections into Yards
<i>Interior Side</i>	0; 15 where abutting an RL, PCI, or PR district (8 with solid fence)	0; 15 where abutting an RL, PCI, or PR district (8 with solid fence)	0; 15 where abutting an RL, PCI, or PR district	0; 10 where abutting an RL, PCI, or PR district (5 with solid fence)	0; 10 where abutting an RL, PCI, or PR district (5 with solid fence)	
<i>Street Side</i>	20	10	0	10 from minor streets; 25 from Collector streets		
<i>Rear</i>	10	0; 10 where abutting an RL, PCI, or PR district (8 with solid fence)	0; 15 where abutting an RL, PCI, or PR district into Yards			
Maximum Floor Area Ratio (FAR)	0.4; up to 0.65 with approval of a CUP	0.5; up to 0.65 with an approval of a CUP	0.65; up to 3.0 with an approval of a CUP	0.65; up to 2.0 with an approval of a CUP	0.5; up to 1.0 with an approval of a CUP	See Article 15.04.103 Rules of Measurement

ENVIROSTOR CASE LINK



https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=07280013

Please reach out to listing agents for additional information or to be connected with the seller's lead environmental consultant on the project.

CONFIDENTIALITY AGREEMENT



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